

# Design Guidelines



Community Development Department  
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Marysville, WA 98270



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## **Purpose**

This document is provided as a supplement to Marysville Municipality Code (MMC) and the requirements established therein. As stated in 19.14.020 and 19.48.010, the director is authorized to promulgate guidelines, graphic representations, and examples of designs and methods of construction that do or do not satisfy intent of these standards.

## **Objectives**

The objectives of this manual are to aid in fulfilling the purposes of the Development standards-Design requirements and Planned Residential Development Chapter by providing: a) guidelines; b) graphic representations; c) examples meeting criteria; and d) examples failing criteria.

## **Intent**

This document is designed to assist the public, developers, and city staff. City staff will use these guidelines as a framework for evaluating development proposals.

## **Applicability**

These guidelines apply to the code sections as specified herein.

## **Discretionary decision Making**

In accordance with MMC the City's Community Development Director retains full authority to determine whether a proposal meets these standards.

# Guidelines

## Small lot single-family dwelling development standards 19.14.095

- ❖ **Compatibility-** Homes must be compatible with neighboring properties, friendly to the streetscape, and in scale with the lots upon which they are to be constructed.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pgs G-81, G-101 & 102, G-105 to 107.



**Meets Standard:** Homes have color schemes that look good side by side yet home designs remain different



Horizontal and vertical variations between homes

Distinctive entry features

**Meets Standard:** Homes have features that are compatible, yet each home has an individual identity



**Meets Standard:** Private landscaping is similar to that of the streetscape (for more information about continuity along the street see the “Residential Development Handbook for Snohomish County Communities” pg G-75)

- ❖ **Entry-** Where lots front on a public street, the house shall have doors and windows which face the street and a distinct entry feature.
- ❖ For more information on this subject see the “Residential Development Handbook For Snohomish County Communities” pg G-117.



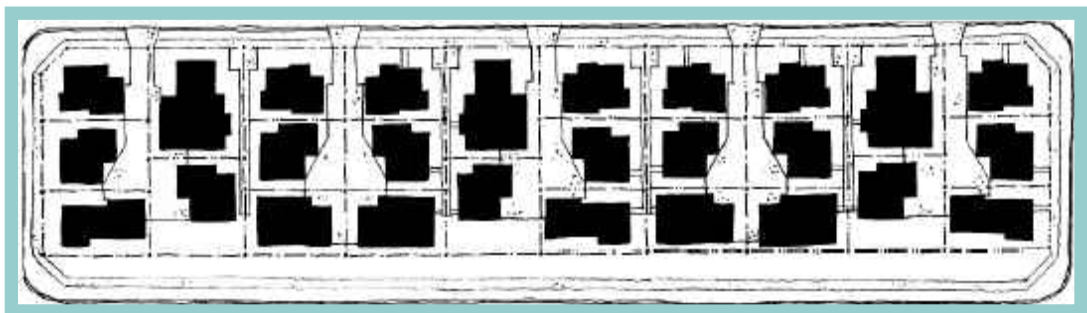
**Fails Standard:** Front entry is obscured by garage making street activity difficult to view from the entry way



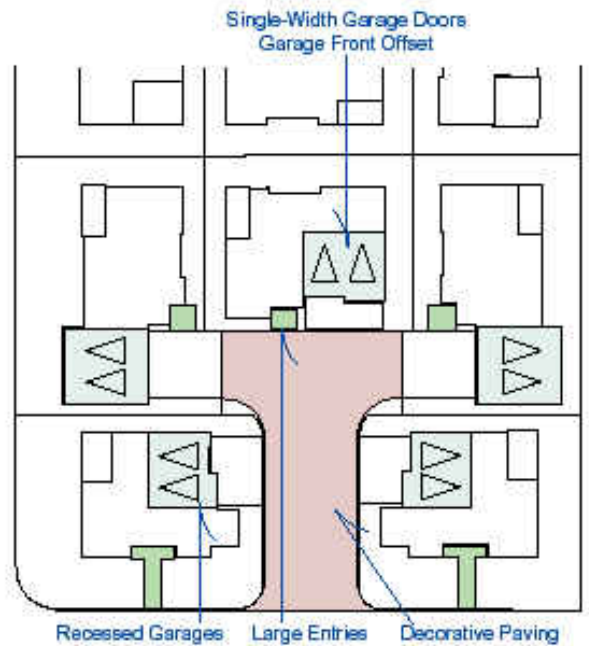
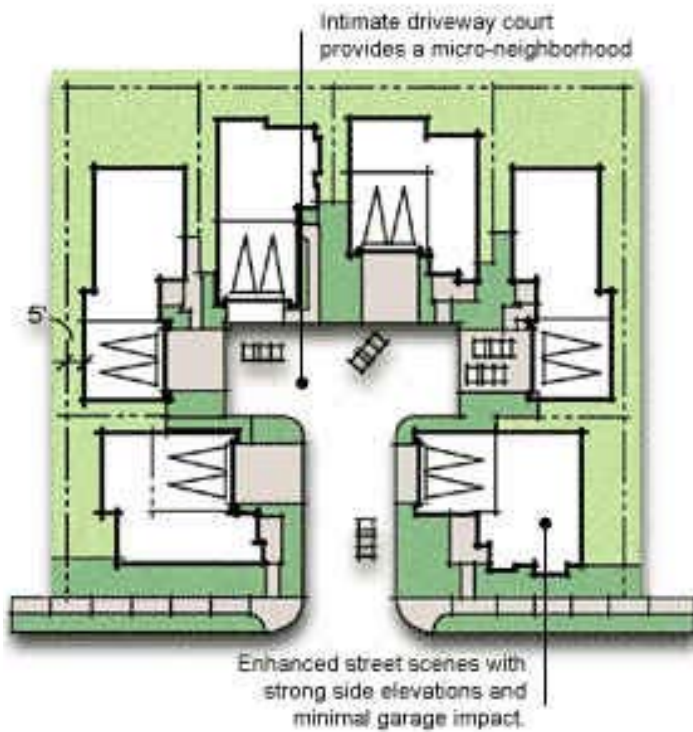
**Meets Standard:** Distinctive entry features



❖ **Auto Courts-** An auto court provides ingress and egress to clusters of dwellings.



**Meets Standard:** Auto courts are an effective means of increasing density and creating a higher capacity street network (For more information about street networks see the “Residential Development Handbook for Snohomish County Communities” pg G-37.)



**Meets Standard:** Sample auto court designs



**Meets Standard:** Auto courts provide access to multiple homes



- ❖ **Facade and Driveway Cuts-** If there is no alley or auto court access and the lot fronts on a public or private street, living space equal to at least 50% of the garage facade shall be flush with or projected forward of the garage; and the dwelling shall have entry, window and/or roofline design treatment which emphasizes the house more than the garage
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pgs G-73 and G-82.



**Failing Standard:** Front view is dominated by the garage



**Meets Standard:** Living area projected forward of the garage



**Meets Standard:** Garage is set back from living area, emphasizing the home more than the garage



**Meets Standard:**  
Large entry feature  
emphasizes the home  
more than garage



**Meets Standard:**  
Roofline design and  
window treatments  
draw attention to living  
space of the home; not  
the garage



**Meets Standard:** Living space of at least  
50% of the facade is flush with the garage



**Fails Standards:** These backyards do not provide privacy

- ❖ **Privacy-** Dwellings built on lots without direct frontage on the public street should be situated to respect the privacy of abutting homes and to create usable yard space for the dwelling(s).
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pg G-78.



**Meets Standards:** Because homes are not parallel a larger, private side and back yard is created. Angling of homes also creates common spaces that can be shared

- ❖ **Individual Identity-** A PRD must: avoid the appearance of a long row of homes, not utilize the same building plan on consecutive lots, and have horizontal or vertical variation within each unit's front building face and between the front building faces of all adjacent units/structures to provide visual diversity and individual identity to each unit.

**Meets Standards:**  
Variation in facade treatments provides identity to each home

Brick

Varied colors



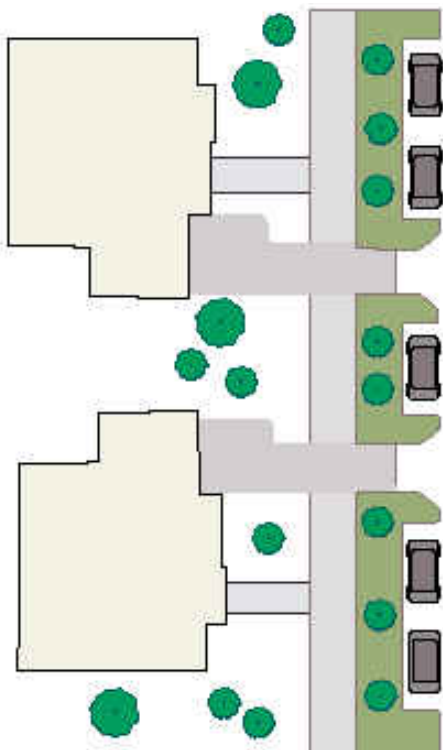
Rock

Wood



**Meets Standards:** Neighborhood design incorporates vertical changes between homes to create visual diversity

- ❖ **Landscaping-** Landscaping of a size and type consistent with the development will be provided to enhance the streetscape and enhance privacy for dwellings.



**Meets Standard:** Streetscape provides privacy for homes and creates a buffer between pedestrians and traffic (for more information about street trees see the “Residential Development Handbook for Snohomish County Communities” pg G-43.)





**Meets Standards:**

Streetscape blends with private landscaping

**Meets Standards:**  
Landscaping is consistent throughout community



**Meets Standard:** Walkways can be monitored for safety from surrounding homes but fencing and landscaping provide privacy to individual yards

- ❖ **Duplexes-** Duplexes must be designed to architecturally blend with the surrounding single-family dwelling.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pg G-23, and G-100 & 111.



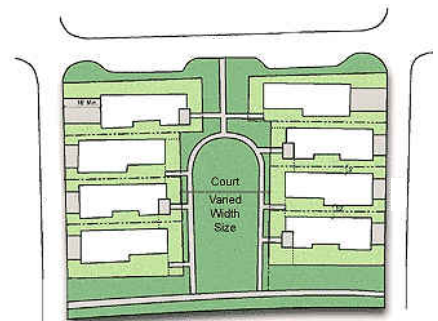
**Meets Standard:** This duplex design does not appear to be a multi-family dwelling



**Failing Standard:** Does not blend architecturally with the surrounding single family dwellings

## 19.48.040 Review and Approval

- ❖ **Quality Design-** The development shall include high-quality architectural design and thoughtful placement of development elements including the relationship or orientation of structures.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pgs G-81 to 97.

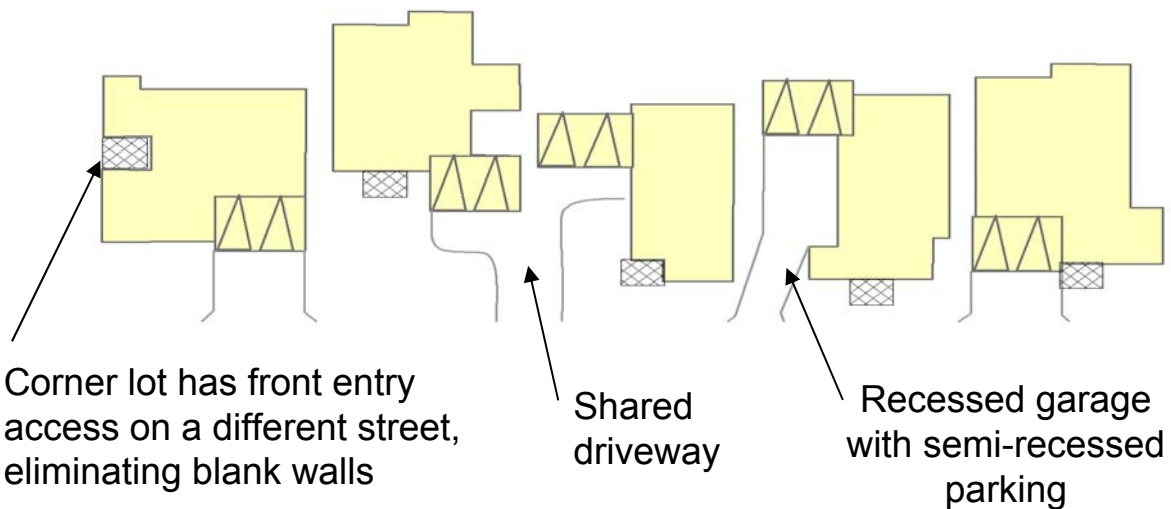


**Meets Standard:**  
Incorporates common open space into community design

**Meets Standards:** Compatible home designs, and streetscape



**Meets Standard:** Homes front street at varied angles and offsets; maximizing privacy and open space



**Meets Standard:** Example of different building designs, varied street set backs, and shared driveways



- ❖ **Perimeter Design-** The perimeter of the PRD shall be appropriate in design, character, and appearance with the existing or intended character of development adjacent to the subject property and with the physical characteristics of the subject property.



**Meets Standards:** Perimeter streetscape adds character to the development and blends into the community landscaping



**Fails Standards:** Surrounding community does not have development wide landscaping to tie gate and neighborhood character together



**Meets Standard:** Perimeter gate has trees and other landscaping that continues throughout the community. Trails through the open space connect homes to external arterial streets





**Fails Standard:** Wall is isolating to homes and lacks a landscaping



**Meets Standard:** Wall blends with surrounding architecture and landscaping is a buffer between the wall and pedestrians

- ❖ For more information about screening blank walls and retaining walls see the “Residential Development Handbook for Snohomish County Communities” pgs G-67 & 68.
- ❖ **Common Open Space-** Common open space is required pursuant to MMC 19.48.100 or MMC 19.14.100 whichever provides the greater open space. The common open space must be arranged to maximize usability.
- ❖ For more information on this subject see the “Residential Development Handbook for Snohomish County Communities” pgs G-24 to 36



**Meets Standards:** For communities composed primarily of families, open space should be designed with their usage needs in mind



**Meets Standards:** Common open space centrally located and convenient for homes

Alley access to homes and open space

Pathways through open area

**Meets Standards:** Open space behind homes, easily accessed by alley and pathways



Homes front on street

## 19.48.055 Development standards

- ❖ **Vehicle Access Points-** At least 25% of the dwellings must have vehicle access points via any combination of the following; shared or single car width driveway, alley, auto court, or other method of accessing dwellings other than direct street access.



**Meets Standard:**  
Shared driveway

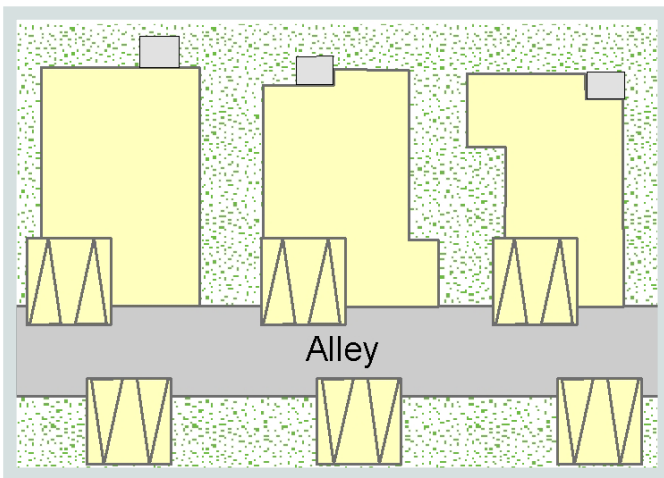


**Meets Standard:** Home fronts on the street but garage takes access from the auto court



**Meets Standard:**  
Single car driveway

**Meets Standard:** Alleys provide off street parking for homes



**Meets Standard:** Alley access to homes

- ❖ For more information about alleys see the “Residential Development Handbook for Snohomish County Communities” pg G-47.



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